

SECTION 8 - G ZONES REGULATIONS

Intent. The intent of this district is to preserve and protect the agricultural areas of the County from the premature development of urban type uses or urban sprawl, while permitting certain uses that are compatible with agricultural uses or are intended to serve the agricultural community.

1. **Permitted Uses.** In District "G-1", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, moved or altered, except for one or more of the following uses:
 - a. General Agricultural - Any agricultural use, as defined by these regulations, shall be exempt from these regulations; all other uses, however, must comply with the requirements set out in these regulations.
 - b. Single-family detached dwellings including earth-sheltered residences and manufactured homes, but not including mobile homes.
 - c. Mobile homes used in conjunction with farming enterprises as long as the mobile home is occupied by members of the farm family or employees, but cannot be used solely for rental purposes.
 - d. Oil or gas drilling, provided any oil or gas well is or will be located more than 500 feet from any school, residential district boundary, or any residential building other than a residential building occupied by the owner, lessee or operator of the premises on which the well is located. Furthermore, the abandoned well must be filled and sealed in accordance with all applicable state and federal regulations.
 - e. Home occupations as defined in Section 19.
 - f. Public service and public utility uses, as follows, provided such use is or will be located more than 300 feet from the boundary of any residential district:
 1. Sanitary landfills, solid waste transfer stations or other solid waste management facilities as licensed and approved by the Kansas Department of Health and Environment.
 - g. Publicly owned or operated parks, playgrounds, golf courses, athletic fields and recreational uses.
 - h. Public and/or private educational institutions as follows:
 1. Boarding schools and academies
 2. Colleges and universities
 3. Primary, intermediate and secondary schools

- i. Wind energy conversion systems, non-commercial subject to the following conditions:
 - 1. No tower or propeller shall be so located as to ever be within two hundred (200) feet of any structure, power line or antenna located on other than the property on which the system is located.
 - 2. The bottom tip of any propeller shall be at least ten (10) feet above any accessible pedestrian area.
 - 3. The system shall not cause interference to the radio and television reception on adjoining property.
 - 4. The system shall contain a breaking device for speeds above 40 miles per hour.
 - 5. The maximum height shall be determined by anemometer studies which find out where the proper wind strata is in specific areas.
 - 6. No system shall interfere with the wind access of an existing system. Systems on separate ownerships shall be a minimum of five rotor blade lengths apart based upon the largest rotor in the area.
- j. Roadside stands for seasonal sales; limited to products grown on the tract upon which the stand is located and operated by the owner of the tract.
- k. Landfilling of rock, brick, stone, and concrete rubble.
- l. Churches and accessory uses as defined in Section 2 (Definitions).
- m. Bed and Breakfast as defined in Section 2 (Definitions).

2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs

The following uses shall be permitted only when granted by the Board of Zoning Appeals as provided in Section 20 herein:

- a. Commercial storage and distribution of anhydrous ammonia or propane but not within one thousand (1000) feet of any residential district boundary, church, school, or other place of public assembly.
- b. Seasonal or temporary uses such as recreational vehicle campgrounds or similar enterprises.
- c. Airports and airfields.
- d. Commercial radio and television transmitting towers.
- e. Commercial development of natural resources and commercial extraction of raw materials such as sand, gravel, rock, coal, etc. subject to the requirements of SECTION 22A – RESOURCE EXTRACTION.
- f. Privately owned parks, playgrounds or other outdoor recreational areas such as campgrounds, youth camps, gun clubs, rodeo arenas, archery, trap and skeet shooting ranges, riding stables and academies.
- g. Kennels - breeding and boarding
 1. All kennels shall be located at least 660 feet from a residential district.
 2. The minimum lot size shall not be less than one acre.

3. No kennel buildings or runs shall be located nearer than 75 feet to any property lines.
 4. All kennel runs or open spaces shall be screened around such areas or at the property lines to prevent the distraction or excitement of the dogs. Such screening may be mature, dense deciduous foliage (double row), solid masonry, brick or stone wall, louvered wood, stockdale or chainlink fence with aluminum strip intertwined or other equivalent fencing, providing a sight barrier to the dogs.
 5. All kennels shall dispose of animal feces in a sanitary manner subject to the requirements of the County Health Officer.
- h. Privately owned landfills subject to the following conditions:
1. The applicant must specify the type of landfill operation proposed, i.e. commercial waste, industrial waste, construction and demolition waste, domestic waste and hazardous waste.
 2. The landfill site and the operation must be approved by the Kansas Department of Health and Environment.
 3. All waste shall be covered daily.
 4. The property shall be properly fenced to prevent paper and debris from blowing onto adjacent property.
 5. No chemicals or other hazardous wastes shall be dumped into the site without the specific approval of the Kansas Department of Health and Environment.
 6. The site shall be kept in a clean and sanitary manner and all paper and debris shall be picked up and properly disposed of.
- i. Grain elevators and storage bins, including sales of related items such as seed, feed, fertilizer and insecticides.
- j. Veterinary clinics.
- k. Temporary asphalt or concrete plant for duration of a construction project with approvals limited to one year.
- l. Repair of farm machinery and other motorized equipment, including automobiles.
- m. Greenhouses and nurseries.
- n. Church accessory uses not included in the definition in Section 2 (Definitions).

- o. Cemeteries (as defined in Section 2 herein)
 - p. Pet cemeteries (as defined in Section 2 herein).
 - q. Borrow pits of five (5) acres or larger in area, subject to the requirements of SECTION 22A – RESOURCE EXTRACTION
3. USE LIMITATIONS:
- a. When quarrying, mining, oil and gas exploration, drilling and production, sanitary landfills, or amusement parks are abandoned or discontinued, the land shall be returned as nearly as practicable to its original condition within 30 days following notifications in writing by the County Zoning Officer.
 - b. Animals other than household pets shall not be kept within a dwelling or within 20 feet of a dwelling or within 60 feet of the front property line of the building site. Housing and caging of animals shall be adequate and in accordance to the requirements of the County or State Sanitary Codes.
 - c. Mobile homes, manufactured housing, truck trailers/bodies or shipping containers, railroad cars, RVs, buses or similar enclosures may not be used as accessory buildings except where the enclosure will be used solely for agricultural purposes.

ZONE G-1 DENSITY REQUIREMENTS:

1. Minimum Lot Area for single family dwelling shall be 20 acres.
2. Minimum Lot Area for commercial radio and television transmission towers shall be determined by requiring that the tower base be set back from all adjoining property lines as follows:
 - a. Guyed mast type towers shall be set back a distance equal to 35% of the tower height or the distance between the tower base and the guy wire anchors, whichever is greater; and
 - b. Self supporting type towers shall be set back a distance equal to 100% of the tower height.
3. Minimum Lot Area for other uses shall be 1 acre.
4. Minimum Lot Width for all uses shall be 200 feet.
5. Maximum building height for all uses shall be unlimited.
6. Minimum Front Yard Depth for all uses shall be 25 feet.
7. Minimum Side Yard on both sides of tract or lot for all uses shall be 10 feet.
8. Minimum Rear Yard for all uses shall be 10 feet.